

Capital Expenditures Committee

Notes from August 5, 2015

Present: Brian Bartkus, Dan Brosgol, Jim O'Neil, Paul Mortenson

Other Attendees: Jessica Porter (Assistant Town Manager), Rick Reed (Town Manager), Amy Hamilton, David Caron, John Carbone, Jr., Marcia Pyles (Facilities), Eric Dahlberg, Taissir Alani (Facilities), Barbara Perry, Jon Sills (Schools), Mike McAllister (School Committee), and others.

A quorum was not present. Regardless, the following information was presented.

Taissir Alani presented the Facilities Capital Projects FY17 – FY 22, concentrating only on FY17.

Jon Sills spoke first to discuss:

- There are 3 statements of interest (“SOI”) before the Massachusetts School Building Authority (“MSBA”) for the Davis School, Lane School and JGMS.
- The Lane School was prioritized as #1, with the hope of avoiding spending anything on a modular there. A proposal was discussed to do Lane School without funds from the MSBA (the earliest approval would be December 2015). To do Lane without MSBA funds would cost approximately \$1.9 million, the best we’d get from MSBA is \$800K ----- but modulares would cost approximately \$600K, so the \$200K difference in savings was described as perhaps not worth waiting on the MSBA.
- \$441K was estimated for one modular at Davis School (Mr. Sills did not like that estimate, and more work will be performed to find a lower cost modular).

Taissir Alani discussed other FY17 proposals, including, specifically:

- The Communications Network Proposal (around \$1.8 million). He described the benefits of the project being, among other things, high speed internet, in-house expertise, no single point of failure, *etc.*
- Of special note was the following: the Exhaust Fan High Capacity is for the high school labs (Phase II); Flooring Summer is an annual expense; Interior Painting is done internally, the teamwork makes it more efficient than using outside contractors; kitchen warmers are beyond repair and are inefficient; Public Bathrooms Football Field, if implemented, would mean that we wouldn’t have to leave the schools open for bathroom use, allowing for savings from not having to staff the school; the Roof Management Program could extend the life of the roofs by 5 years; there was some discussion about Space Modification and some concern that storage programs should be studied town-wide; Exterior Stairs at the Old Town Hall were discussed, perhaps maybe using granite and accessing CPA or historic preservation funds.
- Fire Department requests were not included and will be added for the next meeting.

Amy Hamilton discussed the following:

- A Town Center north wing addition for 2019 estimated at \$2.65 million (not a hard number, approximately \$300 per square foot). This would allow for, among other things, greater accommodation of the kids club.
- Springs Brook Park: they have 2 conceptual designs. Problems include high ground water. A September public meeting is planned.

The meeting adjourned at 9:15 PM.